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महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम ,१९६६ चे कलम २० (३) अन्वये नोटीस

वाजवी किंमतीतील घरे ही योजना खाजगी जमिनीवर म्हाडा व खाजगी जमिन मालंक यांच्या मार्फत राबविण्यासाठी मंजूर प्रादेशिक योजनेच्या मंजूर विकास नियंत्रण नियमावलीत फेरबदल करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रमांक-टीपीएस-१२१०/१४५९/प्र.क्र.३०१/१०/नवि-१२
मंत्रालय,मुंबई- ४०० ०३२.
दिनांक :- ३१ जानेवारी २०११.

शासन निर्णय :- सोबतची सूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(जी.एम.वाजपे)
कार्यासन अधिकारी.

प्रति,

१) प्रधान सचिव,गृह निर्माण विभाग, मंत्रालय,मुंबई.

२) उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण, बांद्रा (पुर्व),मुंबई-५१

३) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल,बांद्रा ५१

४) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.

५) उपसंचालक, नगर रचना, विभाग

(त्यांना विनंती करण्यात येते की, सदर सुचना वर्तमान पत्रात प्रसिध्द करण्याबाबत शासनाच्या दिनांक १३/९/२०१० परीपत्रकानुसार कार्यवाही त्वरीत करावी.)

६) उप सचिव, नगर रचना, नगर विकास विभाग,मंत्रालय,मुंबई

७) सहाय्यक संचालक नगर रचना/नगर रचनाकार (शाखा, अधिकारी)

८)व्यवस्थापक मध्यवर्ती शासकीय मुद्रणालय,चर्नीरोड,मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सुचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-एक मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास व उप संचालक नगर रचना, विभाग यांना पाठवाव्यात)

९) कक्ष अधिकारी (संगणक कक्ष) (नवि-२९) ,नगर विकास विभाग,मंत्रालय, मुंबई- ३२.

(त्यांना विंनती करण्यात येते की,सोबतची सुचना विभागाच्या वेबसाईटवर प्रसिध्द करण्यात यावी)

१०) अवर सचिव,नवि-११/३०/१३,कक्ष अधिकारी नवि-९.

११) निवडनस्ती (कार्यासन-१२)

KALAM 20 (3).lwp

NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 31/1/2011

The Maharashtra Regional & Town Planning Act, 1966

No.TPS/1290/1450/CR-301/2010/UD-12:

Whereas, the State Government has sanctioned various Regional Plans and development control rules for various region in the state (hereinafter referred to as **'the said regional plans'**) under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') and have come in to force with effect from various dates as given in **Schedule-B** appended here unto ;

And whereas,the Govt of Maharashtra has declared the housing policy and the main objective of the housing policy is to facilitate affordable housing and create adequate housing stock for Low Income Group (LIG) and Economically Weaker Section (EWS) on ownership or rental basis;

And where as the Govt is of the opinion that such housing stock can also be created on private land by incentivising the owners with an additional FSI in joint venture with MHADA ;

And whereas, the existing development control rules do not have any provisions regarding development of affordable housing scheme by private owners in joint venture with MHADA;

And whereas, Govt felt it necessary to make such provisions as given in schedule-A in development control rules of all sanctioned Regional plans ;

And whereas, the said proposed modification is in public interest;

And whereas, Government therefore finds it expedient in the public interest and to take recourse to the provision contained in Section 20(3) of the said Act;

Now, therefore, in accordance with the provision contained in Section 20(3) of the said Act, Government hereby publishes this notice for inviting suggestions and objections to the proposed Regulations contained in Schedule-A from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the concerned **Deputy Director of Town Planning given in Schedule B** who are hereby appointed as Officer for the said Regional plan and authorized to hear the suggestions and objections which may be received within the aforesaid stipulated period, and submit his report to Government. The suggestions and objections received within the aforesaid stipulated period will only be considered by Government.

Note : (A) A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers on all working days during working hours –
(1) Concerned Deputy Director of Town Planning
(2) Concerned Assistant Director of Town Planning
(3) The Concerned Collector of the District

(B) This notice is also available on Government website at www.urban.maharashtra.gov.in

(N.R. Shende)
Deputy Secretary to Government.

SCHEDULE – A

Accompaniment to Government in Urban Development Department Notice bearing No. TPS/1210/1459/CR-301/2010/UD-12/ Dt : 31/1/2011.

Proposed Regulation:-

The development of Affordable Housing on privately owned vacant land taken up jointly with private developers/land owners and MHADA may be permitted with the following conditions.

1) Total permissible FSI shall be 2.5 on gross plot area including basic (normal) FSI permissible as per prevailing Development Control Regulations.

2) The additional FSI over and above the basic (normal) permissible FSI shall be shared as 50:50 basis between MHADA and land owner, and is to be utilized as per following guide lines.

A) The basic (normal) FSI permissible shall be utilised by the developer as per prevailing Development Control Regulations.

B) 50% of the FSI over and above basic (normal) FSI shall be utilized by the private owner/developer for construction of EWS/LIG houses for MHADA and handover the same to the MHADA subject to following conditions

   i) The development proposal shall be submitted by the land owner to MHADA
   ii) The land owner shall state the rate of the tenement in rupees per sq.mt. in the proposal. This rate shall be approved by the Committee consisting of Chief Officer MHADA, Collector of the district and Divisional Deputy Director of Town Planning
   iii) This rate shall not be more than cost of the construction of tenement.
   iv) Tenement which will be handed over to MHADA shall not be in a separate building but shall be in the same building of free sale tenements.

C) Private developers/land owners shall be entitled to utilize remaining 50% FSI over and above the basic (normal) FSI for construction of LIG and MIG houses for sale in market by them.

3) A premium at the rate of 5% of the Ready Reckoner value shall be paid by the land owner/developer to the Planning Authority for the additional FSI over and above the basic normal FSI. This premium should be utilized by the Planning Authority for creation/augmentation of offsite infrastructure.

4) Minimum area of land for such scheme shall be 2000 sq mt.

5) This scheme shall not be applicable in the congested area and where TDR permissible is less than 0.6.

6) This scheme shall be allowed in residential and other zone in Development Plan where in residential development is otherwise permissible.

(N.R. Shende)
Deputy Secretary to Government.

एच-२९७८ -२अ

रचं-२१५८[३००-२-२०११]-३.

SCHEDULE – B

Accompaniment to Government in Urban Development Department Notice bearing No TPS/1210/1459/CR-301/2010/UD-12 Dt : 31/1/2011.

REGIONAL PLANS

S.NO	NAME OF REGION	DT OF SANCTION	DT OF COMING IN FORCE	NAME & ADDRESS OF THE OFFICER APPOINTED UNDER SEC.20(3) OF MR & TP ACT, 1966
1	Pune District Region	25-11-97	10-02-98	Deputy Director. of Town Planning, Pune Division, S.No.74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune-411 009.
2	Kolhapur-Ichalkaranji Region	20-4-78	1-6-78	
3	Mahabaleshwar-Pachgani Region	13-12-88	1-2-89	
4	Sangali-Miraj District Region	15-3-85	30-5-85	
5	Nagpur District Region	6-5-2000	15-7-2000	Deputy Director of Town Planning, Nagpur Division, Old Sachivalaya Building, R.No.108/109, 1st floor, Civil Lines, Nagpur-440 001.
6	Chandrapur-Ballarpur Region	18-11-91	1-2-92	
7	Nashik Region	8-5-78	1-7-78	Deputy Director of Town Planning Nashik Division, Griha Nirman Bhavan, 1st floor, R.G.Gadkar Chowk, Old Mumbai-Agra Road, Nashik-422 022.
8	Ahamadnagar District Region	19-8-93	30-09-2001	
9	Jalgaon-Bhusawal Region	12-11-91	1-2-92	
10	Aurangabad-Jalna Region	23-10-80	1-12-80	Deputy Director of Town Planning Aurangabad Division, Griha Nirman Building 2nd floor, Near Prin Travel Hotel, Station Road, Aurangabad-431 001.
11	Amaravati District Region	29-5-93	15-8-93	Deputy Director of Town Planning Amaravati Division, Nitin Niwas, 2nd floor, Vijay Conony, Rukmini Nagar, Amaravati-444 606.
12	Ratnagiri-Sindhudurg District Region	23-12-87	15-2-88	Deputy Director of Town Planning Kokan Division Kokan Bhavan, 3rd floor, CBD, Belapur, Navi Mumbai-400 614.
13	Raigad Region	4-7-92	15-9-92	

(N.R. Shende)
Deputy Secretary to Government

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